



## **COUNCIL WORK SESSION**

**Tuesday, October 25, 2016**

**6:30 p.m.**

**Coon Rapids City Center  
Conference Room 1**

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### **Call to Order**

Pursuant to Minnesota Statute 13D.04, subd. 2, the City Council will meet in work session to discuss the following:

1. PC 16-15/16 Pederson Floral Zone Change and Land Use Amendment
2. Discuss City Goose Management Plan
3. Update on Boulevard Park Planning

### **Other Business**

### **Adjourn**



## City Council Work Session

1.

**Meeting Date:** 10/25/2016

**Subject:** PC 16-15/16 Pederson Floral Zone Change and Land Use Amendment

**From:** Scott Harlicker, Planner

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### **INTRODUCTION**

The applicant proposing a zoning change and land use amendment for the Pederson Floral site will present to the City Council in order to explain their request and to provide information on the apartment building they plan for the site. This work session will provide Council with an opportunity to ask questions and explain any concerns regarding the project to the applicant. The applicant will then have an opportunity to do the research and make necessary modifications to address Council's concerns prior to the regular Council meeting.

### **DISCUSSION**

#### **Background**

The applicant for the Pederson Floral site has requested the Council approve rezoning the property from Office, General Commercial and Moderate Density Residential to High Density Residential. An ordinance that would make this change was introduced to the City Council at their October 4, 2016 meeting. It should be noted that the only formal request being made at this time is for a rezoning of the property and not the apartment building itself. As such, rezoning the property does not guarantee a particular development will be proposed or that it would be approved. The applicant has been open about their intentions to propose an apartment building at this site and; therefore, staff felt it was appropriate for the applicant to share their plans before the rezoning was formally considered.

As part of the review for the applicant's request, staff looked at both moderate density residential and high density residential zoning. When the River Rapids Overlay District was originally approved small scale townhouse projects were not unusual; in fact several were approved along Coon Rapids Boulevard. The 7 units/acre density requirements in the overlay district reflected that housing market at the time and the desire to focus higher density housing in the PORTs. As the housing market has changed over the years, development costs have gone up and small scale townhouse developments are often no longer practical. In 2010, the Coon Rapids Boulevard Framework Plan was updated to reflect the changes in both the commercial and housing markets. The plan includes infill housing as a planning principal and indicated that moderate to high density housing is appropriate for the areas, such as this site, between the PORTs.

This site in particular is in a unique position as it is about a half-mile from both Mercy Hospital and the Anoka Ramsey Community College. According to the applicant, an apartment building at this site could help fill the housing needs for the expanding hospital and the growing college. For an apartment to be constructed at this site use flexibility would be required. With use flexibility, an apartment could be constructed under both moderate and high density zoning. However, high density zoning forms a better foundation for the type of density typically associated with apartments. The magnitude of the density flexibility would be greater with moderate density zoning. Moderate density is between 4 to 7 units/acres while high density is 7 to 30 units/acre. Therefore, high density zoning better reflects the density suitable for this site under the applicant's request.

### Use Flexibility

Use flexibility is needed if density is greater than 7 units/acre. Since it's not practical to construct an apartment building at that density, any apartment building will require Council approval of use flexibility. Below are the findings for granting use flexibility; the findings allow the Council some discretion and flexibility in interpreting them.

The Council may approve a use, a density of use, or a mix of uses different from what is allowed upon findings that:

- a. The modification significantly advances the intent of this Section;
- b. The modification is necessary to develop the property in an efficient, well-organized way;
- c. The plan provides significant site amenities, buffers, and other elements to offset any potential harmful effects that could be caused by the use; and
- d. The use does not detract from uses in Port Districts.

### **RECOMMENDATION**

#### Council Action

This memorandum is for informational purposes; no formal Council action is required. However, the applicant is seeking Council feedback so that they can address Council's concerns.

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### **Attachments**

Location Map  
Project Design Narrative  
Site Plan  
Building Elevations  
Floor Plan  
Architectural Rendering  
Brochure of Other Projects  
Development Team Profile

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Location Map





## **Design Project Narrative**

3541, 3531 and 3525 Coon Rapids Blvd NW & 115<sup>th</sup> Lane NW

It is the intent of our project team to create an attractive, desirable multi-family residential project on a site on Coon Rapids Blvd. whose current state is considered blighted by city officials. Our proposed design is consistent with the goals described in the City of Coon Rapids Comprehensive Plan.

In our schematic proposal, our goals towards treatment of the site are twofold: we desire to create more density along Coon Rapids Boulevard while also respecting the adjacent single family & townhomes. We accomplish this by respecting the 50' building setbacks facing all residential properties. In addition, our site plan features a large open space in the area between the two wings of the building. We propose creating a buffer between this development and adjacent homes with trees and vegetation. We believe the attached site plan accomplishes our goals of creating a much needed street front presence along Coon Rapids Boulevard while also respecting the existing neighborhood fabric to the rear of the site.

We are proposing a mix of studios, 1 bedroom, 2 bedroom and 3 bedroom units. The majority of units will either be 1 bedroom or 2 bedrooms. As we advance the project, a market study will be conducted to identify if and how the unit ratios should be adjusted. Main access to the building will occur at the main entrance located at the western edge by the surface parking lot. This parking lot will serve as visitor parking for the building. Ramp access to the below grade parking level is also located at the rear of the surface lot. Secondary access to the site is provided by a driveway connecting to 115<sup>th</sup> Lane NW. This driveway provides access to only the covered at grade parking. A storm water retention pond is also located along this driveway to deal with the site's storm water run-off. Pedestrian pathways are provided across the site to connect all of the entrances as well as outdoor amenity space.

The mix of apartment types will be important to the development in order to appeal to three distinct and overlapping markets:

1. Larger units appeal to families / extended families and to unrelated friends who wish to share a big apartment together.
2. We will reach out to the staff of Mercy Hospital, providing great market rate apartments for nurses, doctors and other staff within walking distance to the Hospital.
3. The Anoka Ramsey Community College has a transit oriented student population. It is our intent to provide an alternative for

students to find the convenience of new market rate rental housing within walking distance of the campus. The Community College student tends to be older, and working and we feel they would make good residents and mix well with the other niche markets we hope to appeal to.

The design intent of the new building is to apply the latest technology, materials and trends in lifestyle housing in an appealing combination that will capture a certain timelessness and be fresh and attractive for years to come. Materials will be selected for their durability, constructability and textural appeal. A combination of brick, glass, fiber cement siding and/or phenolic panels will create an interesting façade and low maintenance exterior finishes. The proposed material palette is both contemporary and dignified. Slate grey brick and paneling are accented by areas of the warmer wood like cladding. It is important to create a dynamic and balanced façade with the way in which the materials accents each other. Some units will have exterior Juliette balconies to further enhance the appearance of the building and allow for natural lighting and air circulation in the apartment units.

98 units is a large enough project to allow us to dedicate space to a club room for social activities to support the creation of a sense of community. The Great Room will provide comfy and cozy space, filled with natural light and a hearth to create a focal point and sense of place. The mailboxes will be incorporated into the area to further create opportunities for spontaneous social interactions and tables, chairs and a coffee server will be located in this area to give people a reason to tarry in the space a bit longer and enjoy the company of their neighbors.

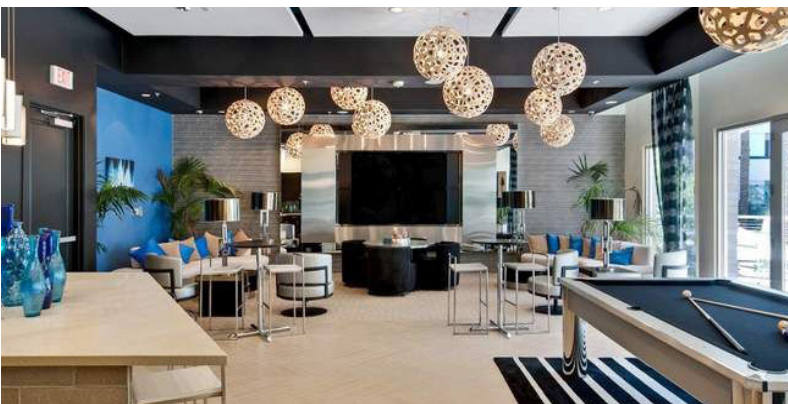
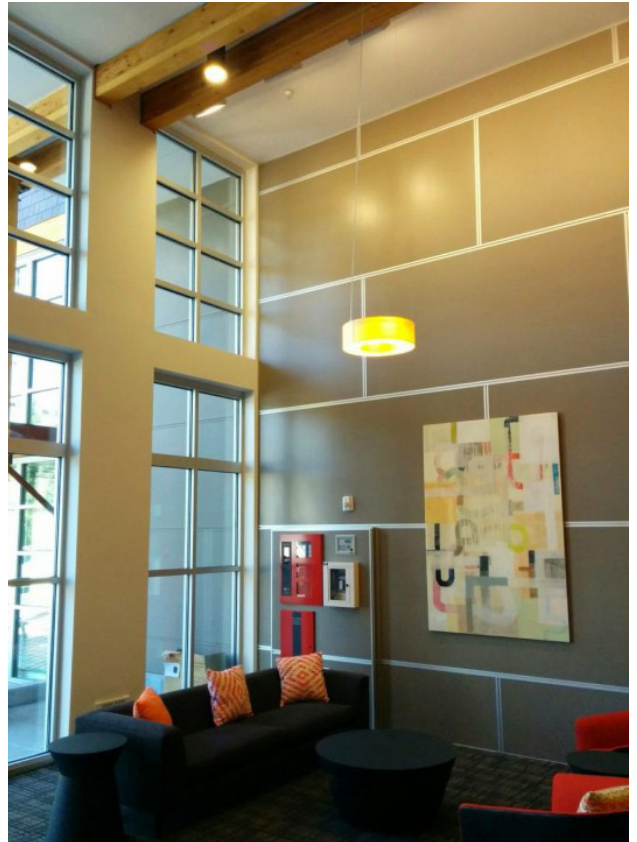
Exterior space will include a beautiful patio with built in BBQ grills, trellis or other space defining elements that make the patio both attractive and useful. Because we are appealing to families we will also have a playground area centrally located in the back yard and protected from the street exposure. Additional landscaping will buffer the shared outdoor space from the neighboring existing single family homes & townhomes that abut the development site.

This stretch of Coon Rapids Boulevard is in transition. New investments in buildings and landscaping are going to reimagine the corridor. The attached elevation seeks to create an aesthetically significant location along this stretch. With other nearby properties classified as future high density residential in the comprehensive plan, we believe a new aesthetic is beginning to establish a refreshed identity for this part of Coon Rapids. Between the front of the building and Coon Rapids Boulevard, we are proposing a vegetative buffer that softens the

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edge of the large thoroughfare and works to create a more walkable environment. These types of conditions all work together to accomplish the goals established by the city in removing blighted, underutilized land and refreshing it with a development that both residents of the building and residents of the city can take pride in.













PARKING:

- 23 EXTERIOR, AT GRADE
- 32 INTERIOR, AT GRADE
- 73 INTERIOR,BELOW GRADE

UNITS

- 10 3 BEDROOM
- 32 2 BEDROOM
- 48 1 BEDROOM
- 8 STUDIO
- 98 TOTAL

COON RAPIDS BLVD





COON RAPIDS BLVD

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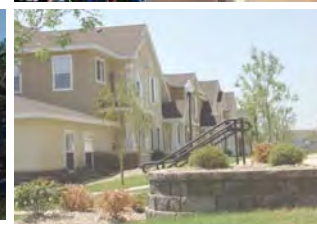
COON RAPIDS BLVD





# FIRM GROUND

architects & engineers



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## Everything changes...

### A compelling vision for the future...

-Crisis is like a furnace; It melts us down and we are remade! In this forge we find richer meaning and deeper relationships. Creativity is released and energy renewed!

### This is a transformative moment...

- Where others see problems and vulnerability, we see opportunity and reason for optimism.
- We team to create a greater competitive edge by integrating:
  - Building and landscape
  - Work place and wellness
  - Lifestyle and renewable resources

### Change creates growth

- How can our team help you realize your goals today?

*"Your well-built project begins with and endures on Firm Ground"*

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## FIRM GROUND ARCHITECTS AND ENGINEERS, INC.

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Firm Ground Architects and Engineers, Inc. is an experienced group of architectural, design, engineering and development professionals committed to creating livable and sustainable environments for our clients and their communities.

### COLLABORATION AND EXPERIENCE

We team with you to study and define the program to create ownership in the process and the end product by all the participants. This partnership provides the strength that diversity of opinion can provide. It gives us a chance to tear apart pre-conceived ideas and incorporate unexpected insight. Direct, hands-on involvement from the principals of the firm ensure creative solutions that are based on years of experience. We know current trends and keep up with the latest research and technological developments. We maintain a database of articles, research and photographs that allows us to disseminate information to all of our design partners.

### CONSULTANTS WITH A HISTORY

Firm Ground carefully selects consultants well qualified specifically for each project. All of the firms on our team have substantial experience in complex buildings. We are confident that we will assemble a team that works well together. Our working relationships are based on mutual respect for each other's professionalism and ability to communicate well. This respect and communication will enable us to reduce errors and omissions and have a better end product.

### STREAMLINED INTERNAL COMMUNICATION

We have selected a team that we feel can work in the most efficient manner. Firm Ground has architecture and interior design in-house, as well as 3D rendering capabilities and specification writing. By streamlining the ability to exchange information, we are facilitating the ability to exchange ideas more easily and work more creatively and efficiently. We have collaborative space available so our specialists can utilize workstations in our office to work directly with our design staff face to face.

### BEING THERE FOR OUR CLIENT

We select consultants based on their many years of experience working together as well as their ability to communicate effectively. This communication component does not limit itself to the internal correspondence of the design team but is equally, if not more importantly, inclusive of the project team. We are confident that our team can design, schedule and lead a project for you and that it will be a project you will be proud of for years to come. We will be your fans, advocates and an extension of your marketing strategy.

## OUR SERVICES

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- A large, light-colored architectural rendering of a modern multi-story building with large glass windows and brick accents, serving as a background for the 'OUR SERVICES' section. The building has a prominent corner section with a glass facade. The address '10600' is visible on the side of the building. There are trees and parked cars in the foreground, suggesting an urban or suburban setting.
- Connection to Broker Services for Land Acquisition
  - Due Diligence Pre-purchase Property/Building Inspection
  - Master Planning
  - Entitlement
  - Pavement Management Programming
  - Networking with Financial Institutions
  - Landscape Architecture
  - Civil Engineering
  - Space Planning
  - Preservation & Renovation Services
  - Architecture & Supporting Engineering Services
  - Interior Design
  - Construction Administration
  - Lender Side Construction Site Inspections
  - Consulting
  - Graphic Design
  - Rendering
  - Owner's Rep



## THOMAS WASMOEN - PRINCIPAL ARCHITECT, FIRM GROUND, AIA, CID

PROJECT ROLE: PRINCIPAL ARCHITECT / REGISTRATION – MN #20891  
YEARS OF EXPERIENCE: 31 YRS.



Tom is the managing principal of Firm Ground. He is a registered architect and interior designer with experience in the design of retail, commercial, office, hospitality, healthcare, multi-family, student and senior housing projects. Tom's greatest strength may be his ability to blend architectural and engineering design services into a collaborative team with the owner and contractor in the design/build delivery system. Having worked directly for national development companies has given him an owner's focus and an understanding of what it means to create "Raving Fans" and deliver outstanding customer service.

## DAVID HANKS - ASSOCIATE AIA, SENIOR PROJECT DESIGNER

PROJECT ROLE: SENIOR PROJECT DESIGNER  
YEARS OF EXPERIENCE: 30 YRS



Making a determined effort in mastering organizational skills, David finds this to be indispensable, since managerial duties encompass so many facets: setting team goals and expectations, providing resources, allocating assignments, and being better prepared for the events of the day.

## JEFF SCHULER - ASSOCIATE AIA, PROJECT DESIGNER

PROJECT ROLE: PROJECT DESIGNER  
YEARS OF EXPERIENCE: 4 YRS



Jeff realized at a young age the impact the build environment can have on people. It is the desire to help improve people's lives through their surroundings that has brought him to Firm Ground A&E. His diverse set of interests and experience working in and leading a team allows him to expertly help you realize your vision.

## AMY SCHLUESSEL - INTERIOR DESIGNER

PROJECT ROLE: INTERIOR DESIGNER  
YEARS OF EXPERIENCE: 3 YRS



The interior design process and its impact on society's productivity, emotions, and lifestyle are what captivates Amy about design. Her passion for interior design started with touring Parade of Homes when she was young, which then blossomed into a career for her. Her love of traveling inspires her work and helps fuel creativity for future designs. The most rewarding part of the process is the end result when clients can interact with the finished product and see the design come to life.

## OBETTU SUBAH - INTERN

PROJECT ROLE: INTERN/DRAFTER  
YEARS OF EXPERIENCE: 2 YRS



Obettu's love for art and buildings motivated her to go into Architecture. Her biggest goal is to help individuals and their environments through it. Having joined Firm Ground, she is now showing her abilities along with her love for family and interest in satisfying client's needs. She believes that each client is unique and has amazing ideas that just needs help bringing that to life.

## RYNE NICHOLS - STUDENT INTERN

PROJECT ROLE: STUDENT INTERN  
YEARS OF EXPERIENCE: 3 YRS



Ryne is currently working towards his Master's of Architecture at the University of Minnesota. His design interests lie within the movement of architecture; how one circulates through a space or site, the transitions between both programmatic and built elements, and creating a dialogue of how the building engages its larger context. Ryne believes these relationships are essential to create an effective design that both achieves its program and is beautiful.

## GILLIAN CERMAK - OFFICE MANAGER

PROJECT ROLE: OFFICE MANAGER  
YEARS OF EXPERIENCE: 5 YRS



After spending many years simply admiring architecture from afar or through the lens of a camera, Gillian decided she needed to be surrounded by it on a daily basis. With a background in photography, design, textiles and residential interiors; and having lived in cities like Chicago and Savannah, it was inevitable. Having grown up in St. Paul, Gillian also brings with her a great passion for historic architecture.

## STRATEGIC PARTNERS

### PATRICK SARVER — LANDSCAPE ARCHITECT, RLA

PROJECT ROLE: PRINCIPAL LANDSCAPE ARCHITECT / REGISTRATION - MN #24904  
YEARS OF EXPERIENCE: 17 YRS.



Patrick is a Landscape Architect. His expertise is in the areas of master planning, place making strategies, landscape design and project development. His professional experience has involved site prospecting, analyzing and programming land development strategies for a variety of projects. He has the experience to supervise and direct all site master planning activities from schematic design through the land entitlement and construction. He also has the technical knowledge and capability to provide grading design and 3D earthwork analysis.

### MATT PAVEK — CIVIL ENGINEER, PE

PROJECT ROLE: CIVIL ENGINEER / REGISTRATION - #44263  
YEARS OF EXPERIENCE: 9 YRS.



Matt is a Civil Engineer. He has a wide range of experiences from municipal engineering and drainage analysis to private real estate development project management and design. Matt has a proven track record of working with cities, watersheds and many other government agencies successfully and efficiently. He has the ability to prepare construction plans, documents, drainage reports and storm sewer flow design calculations. Utilizing his excellent personal, communication and organizational and client relations skills, Matt has the ability to guide clients through projects from inception to completion.



Betty Danger's Country Club is an eccentric restaurant located in the Northeast Arts District of Minneapolis. The entire idea is centered on Betty Danger, a whimsical hostess that stays indoors and tends to her guests by supplying them with endless entertainment and a menu filled with delicious Mexampton food.



#### KEY ISSUES

- Navigate a myriad of issues from city code to language barriers related to purchasing and installing a custom designed and manufactured 20 meter Ferris wheel from Italy in Northeast Minneapolis.
- Blend an eclectic selection of finish materials to achieve the desired retro-modern country club aesthetic.
- Sustainably repurpose and integrate a former carwash into the main structure of the restaurant.
- Protect and reuse existing vegetation on the site where possible.



An intergenerational Care Center in North Minneapolis where children from newborn to school age share space with seniors in a friendly, colorful setting.

#### KEY ISSUES

- Rehabilitation of an existing building which had been vacant for and extended period of time.
- Identified key elements that would make largest impact on smallest budget.
- Assisting in obtaining proper licenses to combine a child daycare with an active senior program.
- Innovative city compliance with refuse enclosure materials.





A senior living facility providing catered care based on personalized planning allowing residents to age in place. Location within the overall development encourages early lease up with fairly independent seniors who can take advantage of the myriad of amenities offered nearby including retail, library and sculpture park



#### KEY ISSUES

- 150 living units with direct access to park and walkways to library & cafe.
- Minimized surface parking based on residents utilization of vehicles and transit orientation of the neighborhood.
- Use of expressive architectural elements to support the "Craftsman Style" theme and break up the overall visual appearance of the building, creating a village setting.
- Interior finishes and furniture are selected to provide a homey, comfortable environment for socializing by the residents.



A welcoming home-like atmosphere for up to 48 families whose children are involved with medical treatments at the University of Minnesota Hospitals

### KEY ISSUES

- Provide a safe environment for healthy siblings to play and learn while parents tend to the medical issues of their sick children.
- Provide units that will be accommodating for up to 8 people per unit and be comfortable over an extended period of time (average stay at the house is 12 months).
- Provide family kitchens so the routine of simple activities helps bond families in the midst of crisis.
- Create a public face for the corporation to assist in the activities associated with fundraising to maintain the services for families.
- Coordinate with Minnesota Twins and MLB representatives to remodel older portions of the campus in time for the 2014 All Star Game in Minneapolis.





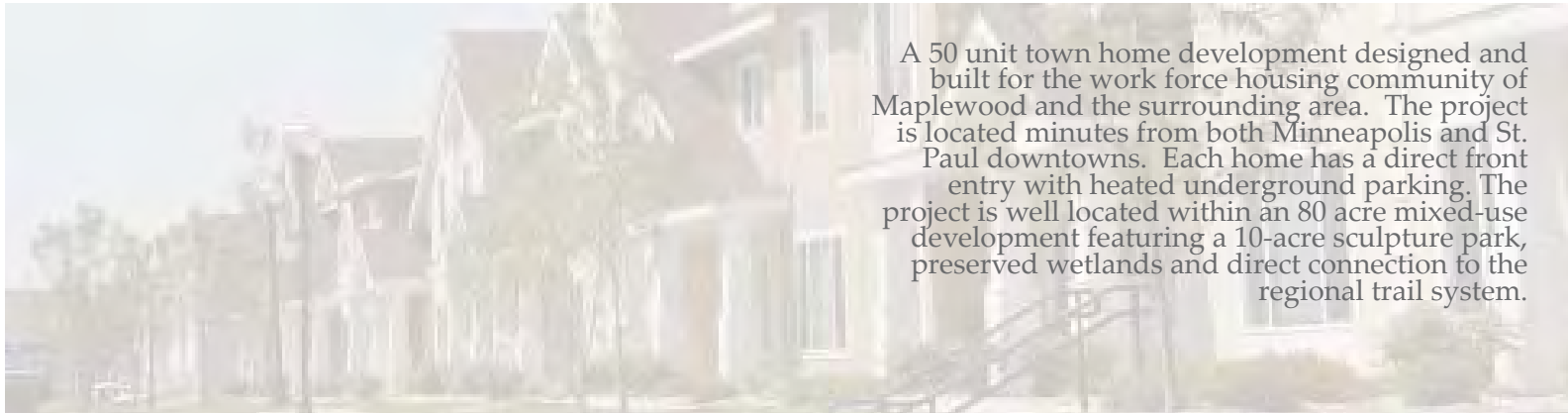
Lakewood Apartments is part of the Woods Edge overall community development in Lino Lakes. Lake Woods received a Minnesota Housing Finance Tax credit to allow 60 affordable rate apartments within the community. It is a vertically integrated mixed use project with approximately 7,000 sf of commercial retail on the ground level.

#### KEY ISSUES

- Create a centerpiece for the new community development which creates a new vibrant downtown from a former sandblasting site.
- Infuse quality materials and finishes to create an upscale feel.
- Craft and develop an aesthetic, rich with urban architectural detailing, which creates a strong streetscape experience.







A 50 unit town home development designed and built for the work force housing community of Maplewood and the surrounding area. The project is located minutes from both Minneapolis and St. Paul downtowns. Each home has a direct front entry with heated underground parking. The project is well located within an 80 acre mixed-use development featuring a 10-acre sculpture park, preserved wetlands and direct connection to the regional trail system.

### KEY ISSUES

- Create quality, comfortable and inviting homes for families that meet project budget constraints.
- Provide an affordable unit with high demand features like bright open kitchen with island bar-level seating and striking faux slate countertops. Master suite amenities to include walk-in closet and easy access to washer/dryer.
- Provide a long lasting well built project rich with architectural character and details that will compliment the surrounding market rate development.
- Provide each unit with access to the latest technologies to include HD television and CAT5 cabling.



People Incorporated is a Twin Cities-based nonprofit organization providing a spectrum of interrelated services to help people with mental illness and chemical dependency live as independently as possible in the community.



#### KEY ISSUES

- Field Verification of a 1903/1915 Historic Mansion and analysis of structural elements.
- Conversion of existing mechanical and electrical systems to support program requirements and meet current building code standards.
- Selection of new finish materials and color palette that integrate with existing restored and historic finishes.
- Provide residential space for clients utilizing both shared and single units to minimize intrusion into the original bedroom layout on the second floor.
- Provide handicap accessibility by threading a new elevator shaft through the existing structure, while minimizing the impact to the appearance of the historical exterior.







The replacement of three food service buildings to meet building and health codes. Designed to maintain the theme and texture of the Renaissance Festival

### KEY ISSUES

- Very short and critical time path for the design and construction of three new buildings prior to show opening.
- Work around existing structures that were to remain intact through the construction process.
- Coordination with building code officials and health department under very unusual site and building conditions.





## MIXED USE MASTER PLANNING

- Prospect Park Properties, Minneapolis, MN
- Legacy Village at Apple Valley, MN
- Wilder Mixed Use Concept, St. Paul, MN
- Legacy Village of Maplewood, MN
- Legacy at Woods Edge, Lino Lakes, MN
- Legacy Village of Inver Grove Heights, MN
- Legacy Village of Waconia/Waconia Shores, MN
- Dean Lakes, Shakopee, MN\*
- 900 Nicollet Mall, Minneapolis, MN\*
- Twin Lakes Master Plan, Roseville, MN\*
- Union Square, Bemidji, MN\*

## SENIOR & SPECIAL NEEDS HOUSING

- Aspergers Transitional/Supportive Housing, Mpls, MN
- Seasons at Maplewood, MN
- Seasons at Apple Valley, MN
- Regent at Burnsville, MN
- Regent at Plymouth, MN
- Regent at Waconia, MN
- Apple Valley Memory Care, MN
- The Shores of Lake Phalen Senior Homes
- People Inc. Treatment Center
- People Inc, Adult Foster Care Program
- 900 Nicollet Medica Skyway Senior Drop-in Center, MN\*
- Mankato Lutheran Home, MN\*
- Detroit Jewish Home for the Aged, Detroit, MI\*
- Beth Israel At Shalom Park, Aurora, CO\*
- Memphis Jewish Home, Memphis, TN\*
- Alzheimer Care Unit New York Hospital New York City, NY\*
- The Ronald McDonald House of the Twin Cities\*
- Sholom Home West, MN\*
- May Creek Memory Care Cottages, Walker, MN\*
- Marywood Center, Wausaw, WI\*
- Adrian Senior Community, Adrian, MN\*
- Eastwood Senior Living, Mora, MN\*
- Mora Senior Center, Mora, MN\*
- Prairie View Campus, Sanborn, IA\*
- Pioneer Senior Cottages, Fergus Falls, MN\*
- Elder Homestead, Minnetonka, MN\*
- Hazel Ridge, Maplewood, MN\*
- Walker Elder Suites, Edina, MN\*
- Walker Southview, Minneapolis, MN\*
- Walker Methodist Health Center, Minneapolis, MN\*
- Walker on Tree Tops, Minneapolis, MN\*
- Walker Place, Minneapolis, MN\*
- Walker Plaza, Anoka, MN\*
- Walker on the River, Anoka, MN\*
- Westwood Ridge, West St. Paul, MN\*
- The Lodge Sierra Sunrise Village, Chico, CA\*
- Peace Memorial Village, Palos Park, IL\*

## MULTI FAMILY HOUSING

- Lakewood Apartments, Lino Lakes, MN
- Kelley Park Apartments, Apple Valley, MN
- Prospect Station Student Housing, MN
- Legacy Townhomes, Apple Valley, MN
- Legacy Townhomes, Waconia, MN
- Wyngate Townhomes, Maplewood, MN
- Tuscany Apartments, Apple Valley, MN
- The Pointe Condominiums, MN\*
- The Village Lofts at Silver Lake Saint Anthony, MN\*
- Studio One Lofts Minneapolis, MN\*
- Settlers Glen Stillwater, MN\*
- Oak Ridge Cambridge, MN\*

## HOSPITALITY & ENTERTAINMENT

- Betty Danger's Country Club, Minneapolis, MN
- Harriet's Inn, Minneapolis, MN
- Patisserie 46 for Big River Bakers, LLC, Mpls, MN
- Minnesota Renaissance Festival
- The Cottages at Giants Ridge, MN
- Ward 6, St. Paul, MN
- Lyn-Lake Brewery
- Lago Tacos
- Milton's
- Mattie's on Main
- Stadium Pizza
- Origami
- Cafe Maude
- 7th Street Social, St. Paul, MN
- Leo's Burritos
- Hazel's
- Freestyle Yogurt
- The Mill Northeast
- Honey & Mackie's, Plymouth, MN
- Sanctuary SalonSpa
- Worthington Hotel
- The Residences of Grand Sierra Resort Reno, NV
- Grand Casino Mille Lacs, MN\*
- Grand Casino Hinckley, MN\*
- The Local Irish Pub & Restaurant, Minneapolis, MN\*
- Glam Slam Music Club (The Quest Nightclub) Mpls. MN\*
- The Fine Line Music Café Minneapolis, MN\*
- Café Brenda Minneapolis, MN\*
- Holiday Inn Burnsville, MN\*

## MEDICAL OFFICE

- Pediatric Services, St. Louis Park, MN
- Cardinal Health
- Silver Lake Plaza Saint Anthony, MN\*
- Dr. Harrington, DDS Plymouth, MN\*
- Northwoods Dental, Plymouth, MN\*
- Cosmetic Laser Services, Plymouth MN\*
- Cosmetic Laser Services, Saint Paul MN\*

- Plymouth City Center II, Plymouth MN\*
- Wolfe Lake Commercial Building, St. Louis Park MN\*
- Hinckley Medical Center, MN\*
- Twin Lakes Health, Roseville, MN\*

### EDUCATION & DAY CARE

- Olu's Itergenerational Center, Minneapolis, MN
- Plymouth Creek Community Church Yellow Brick Road

### PUBLIC PROJECTS

- Stearns County Courthouse Renovation, St. Cloud, MN\*

### OFFICE

- Barrett Lawn Care
- DFL Headquarters
- 2309 Grand Associates Cooperative
- Beckman Coulter, Chaska, MN
- Lowry Building Tenant Improvements
- Oildyne Division of Parker Hannifin
- 10600 Old County Road 15 Four Story, Plymouth, MN\*
- Wolfe Lake Professional Center St. Louis Park, MN\*
- 15600 36th Ave North, MN\*
- Valley High Office Park, Rochester, MN\*
- Normandale Lake Office Park, Bloomington, MN\*
- Grain Exchange North Historic Lobby Restoration, Mpls. MN\*
- Ryan Companies US, Inc. Corporate Headquarters, MN\*
- 900 Nicollet Mall Signage Package, Minneapolis, MN\*
- HighJump Software Corporate Offices, MN\*
- Centron, Eden Prairie, MN\*
- 322 First Avenue North Renovation Minneapolis, MN\*
- 300 First Avenue Renovation Minneapolis, MN\*
- Minnesota Transportation Building Renovation- St. Paul, MN\*

### INDUSTRIAL

- Roseville Industrial Center
- Holt Motors Addition
- Creative Water Solutions
- Dayton PF Machining
- Trueman Welters Buffalo, MN\*
- Countryside Cabinets Buffalo, MN\*
- Stearus L. P. Delano, MN\*
- 2 Guys Plumbing and Heating Buffalo, MN\*
- Energy Park Corporate Center St. Paul, MN\*
- August Technology, Bloomington MN\*
- Upsher Smith, Maple Grove, MN\*
- Upsher Smith, Plymouth, MN\*
- France Avenue Business Park Brooklyn Center, MN\*
- Wickes Distribution Center, Brooklyn Center, MN\*
- Public Storage Minneapolis, MN\*
- Twin Lakes Industrial Park, Roseville, MN\*
- JR Jones Distributing, Roseville, MN\*
- US Filter Recovery Services Inc. Roseville, MN\*

### RETAIL

- Legacy Shops, Waconia, MN
- Camden Grocery & Tobacco
- It's a Pets Life
- Mulroy's Body Shop
- Amalli Talli, Eden Prairie Center, MN
- Kelley Park Retail, Apple Valley, MN
- Legacy Shops, Apple Valley, MN
- Zweber Retail Building, Apple Valley, MN
- Almost Famous Body Piercing
- Prairie du Chien Liquor Store
- 900 Nicollet Mall Skyway Retail, Minneapolis MN\*
- Skyway Retail Piper Tower, Minneapolis MN\*
- Rainbow Foods, Inver Grove Heights, MN\*
- Multi-Tenant Outlot Bldg. Inver Grove Heights, MN\*
- Rainbow Foods, Bloomington, MN\*
- Rainbow Foods, Coon Rapids, MN\*
- County Fair Marketplace, Hutchinson, MN\*
- Wickes Furniture, Roseville, MN\*
- Wickes Furniture, Edina, MN\*
- Wickes Furniture, Coon Rapids, MN\*
- Rochester Marketplace, MN\*
- Michaels
- Multi-Tenant Outlot Bldg.
- Ethan Allen Remodel North St. Paul, MN\*
- Walgreens, Crystal, MN\*
- Walgreens Woodbury Village, Woodbury, MN\*
- Union Square, Bemidji, MN\*
- McAndrews Center, Phase II Burnsville, MN\*
- Bergen Plaza, Oakdale, MN\*
- Shopko, Missoula, MO\*
- Pick n Save, Wellston, OH\*
- Hyvee Retail Store, Mankato and Council Bluffs, MN\*

### RELIGIOUS

- Valley Community Presbyterian Church Renovation Golden Valley, MN
- Our Fathers Lutheran Church Addition Rockford, MN\*
- Brunswick Methodist Church Remodel, Crystal, MN\*
- Temple of Eck, Shakopee, MN\*

### BUILDING INSPECTIONS

- Gramercy Club of Edina, MN
- Sexton Lofts Minneapolis, MN
- 600 Building Minneapolis, MN\*
- Spray Paint Booth Jackson St. Shops
- Super Dog II, Chanhassen, MN
- White Pines, Blaine, MN
- Highlands on Graham, St. Paul, MN

### VETERINARIAN CLINICS

- Plymouth Heights Pet Hospital, New Hope, MN\*
- Wildlife Rehabilitation Center, Roseville, MN\*



## REFERENCES

---

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# Coon Rapids Boulevard Flats

## Proposed Team

Firm Ground Architects and Engineers, Inc.  
Infinite Group, LTD  
Benchmark Commercial Real Estate Group  
Civil Site Group  
BKBM Engineers  
Greiner Construction  
Hellmuth and Johnson



# Coon Rapids Boulevard Flats

Partnering

## What is Partnering?

- Partnering is a formal management process.
- Cooperative, team-based approach to project development and problem resolution to reduce or eliminate conflicts.
- Has become a common practice on large construction projects.
- Generating an environment of cooperation and trust between all partners.

## How it Works

- The first step is formation of a 'partnering team' whose members represent all the groups involved in the phase of the project at hand, group evolves as project develops.
- A facilitator provides the 'glue' that holds the process together and keeps it on track, elected by team.
- The team meets for an initial workshop to define common goals and objectives, identify criteria for evaluating progress and performance, and agree on mechanisms for resolving disputes and promoting cooperation. Follow-up workshops are held periodically.

## The Feedback

- Participants in nearly every partnered project report lower stress levels than in non-partnered projects.
- Other management processes, such as value engineering, have been enhanced because of the cooperative environment.
- Studies by federal agencies and by State groups show that partnering fosters improved safety, reduced construction time, and greater value engineering savings.





# Coon Rapids Boulevard Flats

Architect

Firm Ground Architects & Engineers

## What we stand for

Making your work our own  
Understanding your style  
Having fun together

## Communication

- Great listeners
- Approachable
- Respectful of others opinions
- Easy to understand project documentation

## Integrity & Generosity

- Honest
- Family focused
- Community driven

## *"If you can dream it, you can do it" - Walt Disney*

- Imaginative
- Creative and collaborative
- Optimistic & forward looking
- Evolving

## Attention to Quality

- Leadership as facilitator
- Work-Life Balance
- "The power of We"



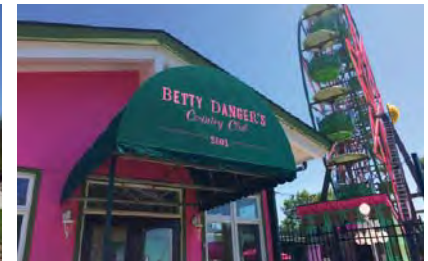
Legacy Waconia



Interchange Caribou



Eddy's Resort



Betty Danger's Country Club



# Coon Rapids Boulevard Flats

Architect

Firm Ground Architects & Engineers

## Selected Past Projects

- Wyngate Townhomes, Maplewood
- Lakewood Apartments Lino Lakes
- Orono Navarre Luxury Townhomes
- Stepping Stones House
- Kelley Park Apartments Apple Valley
- Prospect Station Student Housing
- Legacy Townhomes Apple Valley
- Legacy Townhomes Waconia
- Tuscany Apartments Apple Valley
- The Pointe Condominiums\*
- The Village Lofts at Silver Lake Saint Anthony\*
- Studio One Lofts Minneapolis\*
- Settlers Glen Stillwater\*
- Oak Ridge Cambridge\*
- Prospect Station Student Housing
- Theta Tau Omega Chapter Student Housing
- Cedar Point Apartments, Richfield

\*Indicates work of partners completed at previous firms



Richfield Cedar Point Apartments



Wyngate Townhomes



Stepping Stones House



Prospect Station Student Housing





# Coon Rapids Boulevard Flats

## Infinite Group

Kwadwo is a strong critical thinker and brings many years of Project Design and Project Management experience from his tenure at large firms. He is a highly knowledgeable professional with a strong foundation in corporate and hospitality projects. His on-going interests involve studying about the sustainable practices, solutions, and trends between developed and under-developed countries.



### Selected Past Projects:

- Harbour Pointe - Schlumberger + Baker Hughes Housing Project Takoradi, Ghana
- Sienna Apartments – Luxury Condos, Accra, Ghana
- Harlequin Mixed Use Development, Accra, Ghana
- Marquis Luxury Apartments, Accra, Ghana
- Riverfront Hotel and Villas, Adidome, Ghana
- Dento Multifamily Development Airport Residential Area, Ghana
- Cardinal Cove Residence, Minnetrista, MN



# Coon Rapids Boulevard Flats

Developer

## Benchmark Commercial Real Estate

Benchmark Commercial Real Estate Group has been actively engaged in all aspects of acquiring, selling and developing real estate since 1978. A “Boutique” Real Estate firm, they specialize in the redevelopment of complex sites and putting buyers and sellers together to meet their needs and fill needs in the market place.

### Selected Past Projects:

- Brooklyn Park: 35 acre medical clinic/retail - purchased land, developed site, leased up and sold to a National REIT
- Parkside Village Townhomes, Vadnais Heights
- Fork Lifts of MN 60,000 sq ft building on Penn Ave. Bloomington, MN
- Navarre Corporation Headquarters, New Hope, MN
- Park Tavern
- Partners in Pediatrics
- Donaldson Corporate Campus Expansion
- Northern Illinois University
- The Itasca Building: redeveloped and leased
- Amcon Corporate Headquarters
- Honeywell
- Orono Navarre Townhomes



Forklifts of Minnesota



Navarre Corporation





# Coon Rapids Boulevard Flats

Developer

## Benchmark Commercial Real Estate

Selected Past Projects (Continued):

- Monticello Master Plan
- Border Foods Corporate Headquarters, Golden Valley, MN
- Petco Corporate Headquarters and 50,000 sq ft warehouse, New Hope, MN
- Shady Oak Office Park, Eden Prairie
- Edinburgh Festival Centre, Brooklyn Park
- Lucht Engineering, Bloomington
- Various restaurant clients including Kincaids, four Cattle Company locations, Outback Steakhouse, Culvers, and several Burger King locations.
- Other clients include Kohls, Lifetime Fitness, HOM Furniture, Fairview Hospitals, Park Nicollet, Phillips Petroleum, Conoco, and Walgreens.
- A 120 unit student housing complex in Decatur, Illinois.
- West Point Townhomes on Lake Minnetonka
- Residential parcels for development from 80 to 150 acres in Chaska, Inver Grove Heights, Maple Grove and Eden Prairie



# Coon Rapids Boulevard Flats

Landscape Architect/  
Civil Engineer

## Civil Site Group

Patrick Sarver is the Principal Landscape Architect at Civil Site Group Inc. He is a registered landscape architect with 22 years of professional experience. His professional expertise is in the areas of site design, place-making strategies, streetscape design, municipal entitlement process, site construction documents, and construction observation.

Matt Pavsek is the Principal Civil Engineer at Civil Site Group Inc. He has a wide range of experiences from municipal engineering and drainage analysis to private real estate development project management and design. He has a proven track record of working with cities, watersheds and many other government agencies successfully and efficiently.

### Selected Past Projects:

- Linden Hills Tennis Courts: Minneapolis, MN
- Jim Totino Field: Totino-Grace High School, Fridley, MN
- Worthington Event Center: Worthington, MN
- Legacy Village, Maplewood, MN
- Baboon Exhibit, Kansas City Zoo
- Parks & Recreation Master Plan- Columbia, MO



Maplewood Legacy Village



Parks & Rec Master Plan



Worthington Event Center



# Coon Rapids Boulevard Flats

Structural Engineer

## BKBM Engineers-Andrew Rauch

Andrew Rauch's engineering expertise includes design of recreational, institutional and commercial buildings, government centers, correctional institutions and educational facilities. He is also very experienced in restoration and rehabilitation work. Andrew Rauch is additionally responsible for coordinating Firm Ground's Quality Assurance and Risk Management programs.

### Selected Past Projects:

- University of Minnesota Amundson Hall Addition: 41,140 gsf building expansion & existing infrastructure upgrade
- University of Minnesota Jackson Hall: Stair addition.
- Winona State University Science Addition & Renovation: 112,000 sf science facility
- St. Anthony Falls Lab: Renovation of existing lab
- St. Cloud State University: New 2-story 40,000 sf building abutting an existing one story.



U of M Jackson Hall



St. Anthony Falls Lab



# Coon Rapids Boulevard Flats

Builder

## Greiner Construction, Inc. - Spencer Finseth

The Greiner team helps clients realize their desired vision by guiding them through the project from beginning to end. One of the cornerstones of the company's success is the ability and willingness of the Greiner team to engage with building owners and architects early in the design and planning phase. Doing this, Greiner's teams are able to bring their problem solving and project planning experience to the table, making the project execution smooth and within budget.

Over the last two decades, Spencer has managed almost every type of project imaginable: hotels and restaurants, small retailers and big box stores, corporate offices, churches and movie theaters. Some experiences have required that he adhere to very specific protocol, while others necessitated that he guide the process every step of the way.

### Selected Multifamily Past Projects:

- 7West, Minneapolis, MN
- Brunsfield North Loop, Minneapolis, MN
- Solhavn, Minneapolis, MN
- Track29, Minneapolis, MN
- Solhaus Towers, Minneapolis, MN



Track29



Brunsfield North Loop





# Coon Rapids Boulevard Flats

Attorney

## Hellmuth & Johnson-David G. Hellmuth

As a founding partner of Hellmuth & Johnson, David has been adding value for clients since the firm's inception, representing individuals and businesses in civil litigation, creditor's remedies, banking and financial institutions law, real estate, and community association law. His record of success has earned him the trust of clients throughout the business community, including small, medium and large businesses of all kinds. He works with a diverse group of businesses, primarily assisting in the real estate, corporate, collection/creditor remedies, banking and finance arena. David also represents a large number of condominium and townhouse associations.



HELLMUTH & JOHNSON PELLC

ATTORNEYS AT LAW



## City Council Work Session

2.

**Meeting Date:** 10/25/2016

**Subject:** Discuss City Goose Management Plan

**From:** Tim Himmer, Public Works Director

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### **INTRODUCTION**

Staff would like to start the discussion on the development of a City of Coon Rapids goose management plan. The City is required to apply for a state permit for goose removal on an annual basis, but absent the adoption of a formal management plan we will be limited in our management techniques and precluded from acquiring a permit for the removal of live birds. While we have been able to receive permitting in the past, we are overdue to have an adopted plan and are now required to have one in place before future permits will be approved.

### **DISCUSSION**

The development of a goose management plan is mandated by DNR policies, including a public participation and education component. Since the City will need an adopted plan by the spring of 2017 to receive a management permit from the State, it is imperative that we now begin the process of plan creation at the local level. Tonight staff would like review a model ordinance, discuss the process and schedule for adoption and implementation, and focus on decision points that Council must consider to develop our city policy.

Attached is the DNR's model ordinance with highlighted sections that need City input unique to our concerns, desired outcomes and natural environment. Staff is seeking Council feedback on a few key areas at this time to advance the draft plan to something that could be reviewed and commented on by the public.

- What are the goals of the program (water quality, aesthetics, natural area preservation & protection, park and/or athletic field protection, elimination/minimization of property damage)?
- Where are the priority areas for active management; should the focus be on the entire City or only certain areas/locations?
- What are the types of management techniques to be considered (egg relocation, live bird removals, hunt, etc.)?
- Should the City also manage on private property? If so, to what level?
- How should we monitor the effectiveness of the plan to determine future revisions (active and on-going public participation, staff/partner/contractor population tracking and inventory, etc.)?
- How should public educate be incorporated into the plan (resources, public assistance, self-help ideas, etc.)?



For the past 6 years we have been removing between 75 - 100 individual birds annually from six different locations across the City (see attached map). These activities have occurred under our contractor's permit through the DNR permitting authority, as opposed to a specific permit in favor of the City. We have been notified that going forward only a local permit to the City will be accepted, which would then be given to our contractor for removal activities.

The process to receive a permit for management activities at the local level includes:

- A goose population estimate for the City.
- A goose population goal for the City.
- A public involvement process to allow citizen review, discussion and/or input. This could occur as part of an existing public meeting (Planning Commission, City Council, Park & Rec. Commission, etc.), a stand alone open house type forum, or simply posted to the City website for a public review and comment period.
- A written and adopted plan to achieve and maintain the population goal, including information and education of non-lethal damage abatement techniques.
- Submission of the adopted plan to the DNR, and included with our annual Wildlife Control application form.

City management activities in the past have been focused on active removal during late June/early July; this is the time before goslings take flight and it is easier to "herd" and capture the birds. It should be noted that a management plan is only needed for programs that plan to remove live birds, which has been the City's historical practice. Only a permit is required if we should choose to manage the population by egg and nest control, which is more difficult and less effective.

### **RECOMMENDATION**

This item is solely for informational purposes, and to seek direction on critical elements the City Council desires for inclusion in a goose management plan. This topic will come before the Council again in the future as plan development progresses, and ultimately for final adoption.

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### **BUDGET IMPACT:**

At this point a fiscal impact has not been identified; it will be determined at the time the final plan is available for adoption. The City currently budgets \$7,500 per year within the Storm Sewer Utility Fund (Activity 640) for goose removal activities.

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### **Attachments**

Draft Model Plan  
Location Map

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# A CANADA GOOSE MANAGEMENT PLAN FOR THE CITY OF COON RAPIDS

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## **Coon Rapids Goose Management Concerns**

- 1.1 Canada Goose Habitat Use and Population Estimate
- 1.2 Concentrated Habitat Use and Human Use Conflicts
  - 1.2.1 Proximity Sensitive Areas
  - 1.2.2 Water Quality Impacts
  - 1.2.3 Water Quality Sampling

## **Canada Goose Management Recommendations**

- 2.1 Goals and Measures
- 2.2 Geographic Scope
- 2.3 Management Techniques
  - 2.3.1 Population Reduction
- 2.4 Public Information
- 2.5 Partner Relationships and Permit Requirements

## **Appendices:**

- Appendix A- Coon Rapids Context and Land Cover Map
- Appendix B- Canada Goose Nest Search Area Map
- Appendix C- Coon Rapids Canada Goose Management Zones
- Appendix E: Management Activity Tracking Form



## 1. The City of Coon Rapids Context and Goose Management Concerns

### 1.1. Canada Goose Habitat Use and Population Estimate

The City of Coon Rapids encompasses approximately <insert number> acres of varied habitats. <List habitat types such as, Floodplain forests, emergent marshes, seepage wetlands, lakes, rivers, oak forests, hay meadows, prairie, developed recreation etc. > areas are the dominant land cover types within the boundaries see Appendix < (Insert Appendix letter)> .

Canada geese use various areas of Coon Rapids. Nesting occurs in the <insert all locations this occurs> areas. Newly hatched broods tend to loaf and feed in the <insert all locations or areas> areas. After their flightless period, Canada geese are more mobile, and frequently move from <list water bodies or areas> to adjacent feeding areas<list areas they are grazing or feeding>.

The Canada goose population in the vicinity of <list areas geese are present on the property and if they varies over the year>. During the late spring and early summer months, when adult geese pair and build nests, approximately <insert number> breeding pairs are typically present. In mid-summer, as many as<insert number> young and adult geese are found in these same areas, depending on reproductive success. Later in the summer, (late July through September) flocks exceeding <insert number> individuals are observed in area, due to birds flying into the vicinity from surrounding areas.

### 1.2 Visitation and Recreation Areas (if they apply)

Describe all areas in which users of the facility occupy (picnic areas, playgrounds, shorelines, interior ponds, parking lots, hiking trails, beaches etc.)

### 1.3 Concentrated Habitat Use and Human Use Conflicts

Describe areas in which geese are causing damage or health and human safety issues (picnic areas, shorelines, ponds, parking lots, lawns, greens, beaches etc.)

#### 1.3.1 Proximity Sensitive areas

List nearby sensitive areas that goose removal may have an impact on neighboring properties, municipalities, schools, airports. *Example: shooting geese can cause them to fly and become a hazard to an nearby airport, Geese may move to nearby soccer fields or a playground, shooting geese may stimulate calls from surrounding municipality of shots fired even though permittee is outside city limits, City limits restriction on use of firearms needs variance from city council etc. .*

#### 1.3.2 Water Quality Impacts (if applicable)

(Discuss concentrated use at beach, lbs of excrement/bird/day; discuss water quality impacts (nutrient levels and E. coli), human health concerns, and excrement removal methods to date.)

E. coli thresholds exceeded <insert unsafe levels> on <number of times> different sampling dates from <time period>.

#### 1.3.3 Water Quality Sampling (if applicable)

Describe who does the sampling, where it is done, how many samples are taken and how often. Describe the impacts these samples have on operational practices for permittee (beach closure etc.).

## 2. Canada Goose Management Recommendations

## 2.1 Goals and Measures

Canada goose management goals for Coon Rapids fall into <insert number> categories, <spring, summer and or fall> population reduction and localized reduction in goose activity on <insert name>. In order to achieve a localized reduction in nesting and flightless geese, an ongoing goal for nesting and brood reduction is no more than <Insert number greater than 0> successful nest within the nest search area outlined in Appendix <insert appendix letter>. An ongoing goal for reducing loafing on and near <insert names of sites> area(s) is to prevent all significant use of the <insert names of sites> areas by Canada geese during the summer months (May through September).

## 2.2 Geographic Scope

The population reduction and concentrated use reduction goals are focused on <insert number> distinct areas. The <insert number> acres nest search and population reduction area outlined in Appendix <Insert Appendix letter> represents the area adjacent to <insert names of site(s)> that would be expected to produce broods that would subsequently move to <insert names of site(s)> after hatching. Due to proximity to <insert names of site(s)>, population reduction activities will be focused in this area. The management techniques that focus on redistributing geese will be focused on a smaller geographic area near the <insert names of site(s)> and surrounding landscaped areas. Goose management activities are not planned for <list amount of acreage or locations management > that lies outside these <insert number> distinct areas. Approximately <insert percentage or number of acres> of Coon Rapids, amounting to about <number> acres, is outside the planned Canada goose management areas. It should be noted that areas owned by other entities within or adjacent to the City of Coon Rapids boundaries lay outside the scope of this plan and, as such, may be impacted by goose management activities. These areas or adjacent owners include <list all adjacent landowners or entities>.

## 2.3 Management Techniques

The proposed techniques for Canada goose management at the City of Coon Rapids are varied in type and geographic area. Meeting the goals as outlined will require the implementation of a broad set of techniques. Any one management technique used alone will likely be ineffective for any significant length of time, since tolerance and habituation will likely occur. As a result, we propose the use of an integrated management approach, where a number of techniques, applied in varying ways, times and locations.

### Recording/Tracking Management Activities for Future Adjustments/Improvements

All management activities will be documented on the Management Activity Tracking Form in Appendix <insert appendix letter> and submitted to area wildlife manager by September 10<sup>th</sup> of each year. Permittee must keep a copy of this on file to help facilitate future management activities that might need adjustments or improvements.

### Habitat Modification

<List areas with goose damage and or verified threats to human health issues. Describe habitat modifications for each area that can reduce or eliminate goose issues. Modifications can include but are not limited to: no mowing, increase height of vegetation, vegetation buffer distance, planting or promoting shrubs by either by natural willow colonization, landscape plantings or by ceasing to mow certain areas. Example: Canada geese prefer areas with low vegetation when feeding and resting, since they are able to see approaching predators. We propose to make the swimming beach area less attractive to geese by increasing the height of vegetation in certain areas by no mowing and natural colonization of willow to a width of 15 feet and extending along the entire shoreline to existing natural vegetation that is a barrier to geese. >

**Temporary Physical Barriers** *(add if recommended by wildlife manager for swimming or other areas)*

The use of temporary <list types *(electric, snow fence, woven wire etc.)*> fencing that limits Canada goose access to the <list aquatic area or areas affected> during <list season: spring, summer, and or fall> season will be considered. Any fencing that is installed would need to be removed prior to the <activity that is restricted by a fence i.e. swimming> season, and should be established in a manner that prevents geese from entering the fenced off area from the water or from the adjacent upland area.

**Permanent Physical Barriers** *(add if recommended by wildlife manager)*

The use of permanent woven wire fencing that limits Canada goose access to the <list aquatic area or areas effected> during <list spring, summer, fall> season will be considered. Any fencing that is installed would be approved by the Area Wildlife Manager and will be established in a manner that prevents geese from entering the fenced off area from the water or from the adjacent upland area. Routine inspection of the fence will be done on a monthly basis. *(This could be used in conjunction with vegetation barriers as well or the use of vegetation to obscure the fence.)*

**Redistribution Techniques**

Preventing Canada geese from loafing on the beach and adjacent areas will be an ongoing activity during the summer months. We anticipate using a number of techniques to redistribute the geese to other areas within the park. Additionally, we plan to use multiple techniques at varied times and with subtle shifts in methods so that the geese do not become habituated to any one technique or get accustomed to a particular schedule of activity. All of the methods will have some degree of impact on the park visitor experience, and mitigating this disruption will be a priority. Some redistribution techniques require specific training, personal protective equipment and adherence to policies and procedures for their safe use. While some of these visitor impacts and safety considerations are mentioned alongside each technique, a thorough examination of these and other issues should be conducted prior to employing a particular redistribution technique. Depending on the methods used, notification of <list all those that apply>. Example are visitors, Airport Operations, law enforcement , schools and others that may be required before they are be used. *(Only list ones below that will be used.)*

- Human and mechanical disruption
  - Disturbing loafing and feeding Canada geese by individuals on foot so geese can be moved of the <insert area> to <insert adjacent area or off property>.
- Predator decoys
  - The use of 2D or 3D coyote/dog decoys on the beach area to discourage use by geese is a management option. Decoys that are placed intermittently and exhibit periodic motion due to wind gusts can be effective at deterring geese.
- Pyrotechnic rounds
  - Sporadic use of pyrotechnic rounds (flares, bangers, crackers, popper shells, etc.) can be very effective in moving geese and dissuading them from returning to a given area. Special training, handling and storage considerations, use restrictions and notification requirements (law enforcement, airport operations, visitors, etc.) may come into play prior to the use of pyrotechnic rounds. Safety and disruption of users/ visitors must be considered prior to their use.
- Noise cannons



- Noise cannons can be used on a sporadic basis to dissuade geese from using a particular area. *<List disruptions or adverse conditions that could happen with this method i.e. noise violation, angry neighbors etc.>.*

### **Excrement Removal**

Sporadic removal of goose excrement from the *<insert area type or areas>* area may be necessary during the late spring and summer months. The primary goal is to effectively redistribute geese away from these areas, with the goal being a reduction of feces in these areas. However, it may be necessary to remove incidental goose feces from the beach on an as-needed basis.

### **Beach Raking** *(included if necessary)*

*<Include methods, tools used and disposal. Example: All visible feces will be removed on a daily basis. Repeated raking at depths of 6-12" has been found to reduce concentrations of E. coli in sandy beaches, due to the increased exposure to air and ultraviolet rays emitted by the sun. This will be done twice a week in the early morning, during peak goose use times, with a rake attachment mounted on back of a tractor.>*

## **2.2.1 Population Reduction**

### **Nesting Management**

Annual nest search and treatment should be conducted in a localized area. The areas to be searched and treated include suitable nesting habitat immediately adjacent to *< list areas>* see Appendix *<insert appendix letter>*. Nest searches and treatment protocol should follow methods prescribed by the required USFWS and MN-DNR permits. Permit conditions will be followed and reporting will be conducted on an annual basis. To facilitate future nest searches in large areas, GPS coordinates of all Canada goose nests should be obtained since nest site fidelity is strong and the same nest sites are likely to be used in subsequent years.

### **Trapping and removal (during flightless period)** *(add this if trapping is an option for future considerations after 2014 only.)*

Capture and removal of flightless, mixed age groups of geese during the summer flightless period is an effective way to reduce the localized population of geese during the peak beach use time (June-July). The use of contractors or trained staff (if permitted) to capture, remove and dispose of geese from **the** City of Coon Rapids is a management option. Such removal would need to be detailed as part of a removal permit application through the DNR Fish & Wildlife Division, and goose removal and disposition would need to be conducted according to the permit conditions.

### **Goose harvest**

Selective and occasional lethal removal of individual geese is an effective complement to pyrotechnic shells and other redistribution or hazing methods. Lethal removal of geese by means of shooting geese on an occasional basis is a management option. Such removal would need to be detailed as part of a removal permit application through the DNR Fish & Wildlife Division, and goose removal and disposition would need to be conducted according to the specific permit conditions. Such conditions would include the number of individuals and the specific information about the methods to be used in their harvest and disposition.

## **2.4 Public Information**

Informing the public and users about Canada goose management activities is an integral part of a successful goose management plan. Information and signage detailing some of the methods being used will be developed to provide users with background information. Signage or posted notices may be developed for certain activities. Additionally, individual users will be notified of pending activities that might be considered alarming had they not received prior notice and explanation. All persons performing management activities should provide users with accurate and thorough information about our goose management objectives, and also inform users how the particular management activity being conducted fits into the larger Canada goose management plan. Additionally, they must be able to provide a copy of the removal permit to all users upon request.

## **2.5 Partner Relationships and Permit Requirements**

Coordination <list others besides DNR (airports, municipalities, local sheriff's department, local police department etc.) > for population monitoring and permitting, annual reporting for egg destruction permit, dates/conditions for permits, permit in possession while conducting activities, notification and involvement of CO's, Area Wildlife Manager, etc.

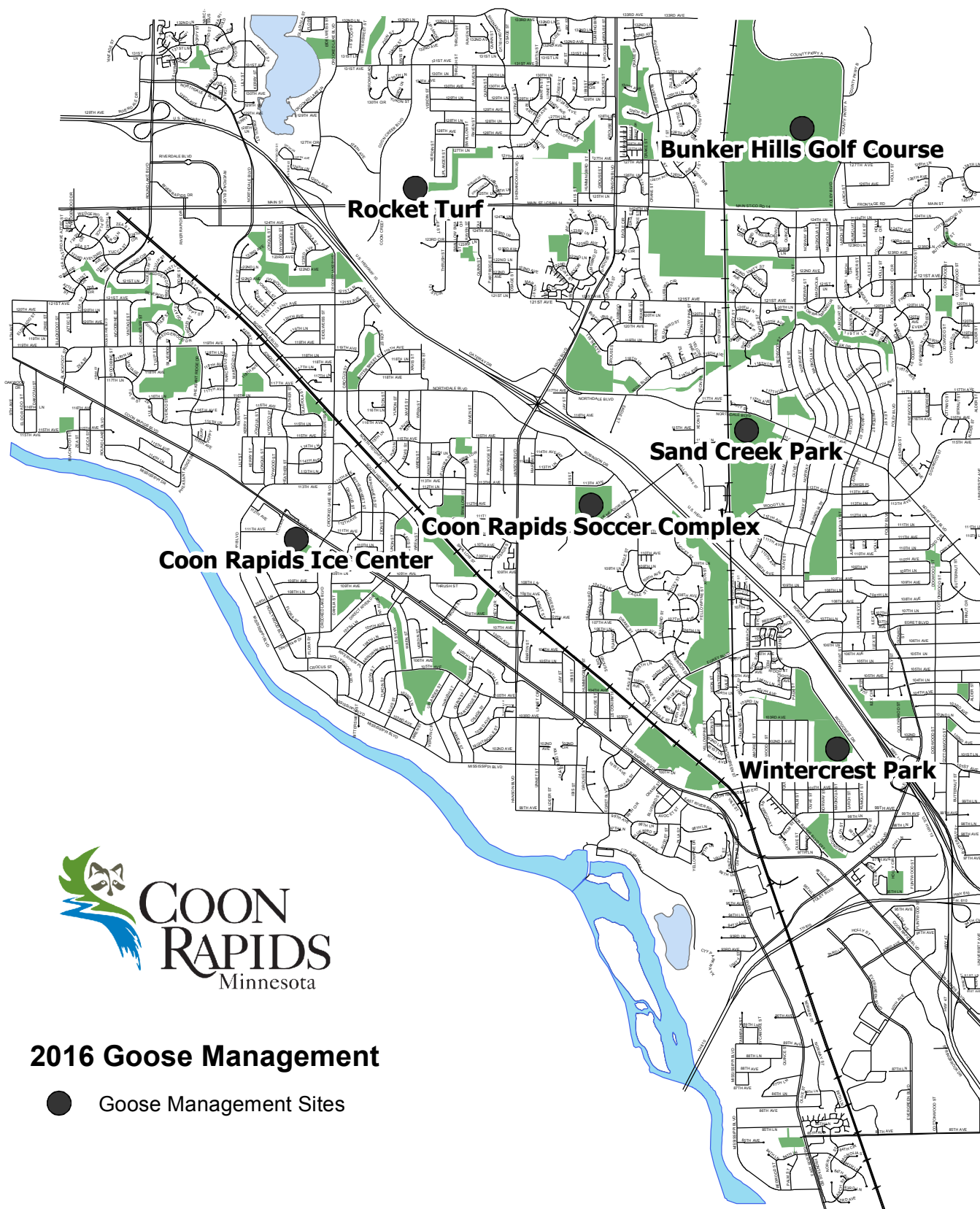
APPENDIX (Inset appendix letter (s)) Map of Goose management zone and identified problem areas, nest search, removal areas etc. (*There may be multiple maps or appendices depending on the acreage of the site. Google or Bing maps with all areas identified are suitable for these appendices.*)



## APPENDIX E: MANAGEMENT ACTIVITY DOCUMENTATION FORM

[illegible]

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## **City Council Work Session**

3.

**Meeting Date:** 10/25/2016

**Subject:** Update on Boulevard Park Planning

**From:** Matt Stemwedel, City Manager

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### **INTRODUCTION**

Staff will update the City Council on activities related to planning for Boulevard Park.

### **DISCUSSION**

At the Parks & Recreation Commission meeting on October 10th, staff presented a new concept drawing for Boulevard Park which will be located adjacent to the Coon Rapids Ice Center. The concept drawing, see attached document, shows a splash pad as a main feature with an adjoining playground. The Planning Commission's comments regarding the new concept were generally positive.

Staff will present this concept and additional information at the Council Work Session meeting and will seek feedback about the new layout. Deciding on a final layout will be important for keeping the the project timeline on task. Additionally, the City has the opportunity to save 50% off of the costs related to the playground if the equipment is ordered by November 15th.

### **RECOMMENDATION**

Staff recommends that Council provide their feedback regarding the new conceptual layout for Boulevard Park.

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### **Attachments**

Blvd Park Concept

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#### ELEMENTARY PLAY

- More open structure compared to previous concepts.
- Will be viewed more as a sculptural piece rather than a large, heavy structure.
- "Lighter" structure won't compete as much with the splash pad, allowing the splash pad to be more of a centerpiece / focal point of the area.
- Overhead shade "helix towers" are representative of fireworks that take place on the site.
- Poured in place surfacing in approx. 50% of the play containers to maintain accessibility but also respect budget constraints
- Flexible color scheme options



#### SPLASH PAD

- 2500 SF Flow-through system
- Vertical elements match shade towers in playground equipment
- Vertical elements and sprays can be representative of fireworks that take place on the site.

FUTURE AREA FOR  
GAZEBO / FLEXIBLE  
PERFORMANCE  
STRUCTURE WITH  
PLAZA.

